

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, March 20, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Mr. Walker, Mr. Serafin, Mr. Bandyke, Ms. Jackson

ABSENT: None

STAFF: Will Moore, Carolyn Barrett

VISITORS: Hugh Sager, Chuck Swartz, Sandra Bosley

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of March 6, 2014. There was discussion of wording pertaining to windows on page 5; it was determined to correct the minutes to state cladding, instead of coloring. Mr. Walker moved to approve the minutes as corrected. Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 4-0-1 (Ms. Jackson abstained).

CONSENT AGENDA:

None.

PUBLIC HEARINGS:

None.

NEW BUSINESS:

BAR 14-130 Request of Joe's Steakhouse for a Certificate of Appropriateness for an outside patio area at 25 W. Piccadilly Street.

Mr. Sager outlined the plan for an outdoor seating area. About 400 square feet of pavers and greenery would be added. Entry would be controlled because of the ABC license. There would be a privacy fence that would block the view of the dumpster. A 12 foot by 13 foot deck would be added for musicians. Two trees would be removed and replaced with pavers and appropriate bushes would be planted back. There will also be shrubbery in pots along the Indian Alley side to shield the view of the flooring store next door. There is a potential of 60 seats being added depending on the capacity of the kitchen.

Mr. Bandyke asked about the access to the area. Mr. Sager said the gate facing Piccadilly Street would be closed and locked. Customers would have to enter through the main gate and be greeted and seated by a hostess. Chairman Rockwood said he did not see it on the drawings. Mr. Sager replied that it was already existing and he did not know if the board would need to look at it.

Ms. Jackson asked for clarification on which trees would be removed and what species they were. Mr. Sager said a Japanese type but he was not sure what specifically. Chairman Rockwood said it looked like one tree had been removed in the picture, but the correct tree was pointed out and that it looked that way because of the winter. Mr. Sager said both trees were in very bad shape.

Mr. Bandyke said on the application it said fence, wall and patio area created. He asked if they were just looking at the fence and the wall. Mr. Sager explained where the fences were. Mr. Bandyke asked if it was a privacy fence and said in the description of the fence, there was no drawing or indication in the plans of how high it was. Mr. Sager said it was a six foot privacy wood fence and it would probably be painted or stained a natural color. He is using it to hide the dumpster in the back. Chairman Rockwood asked if the grass border would remain. Mr. Sager said it would be mostly paved over.

Mr. Walker asked if the existing wrought iron fences were going to be removed. Mr. Sager said they would not. He is going to try to match as closely as possible the new fencing with the existing. Mr. Walker asked if the new fences would be six feet tall. Mr. Sager said no, they were about 36-38 inches tall, the height of the current fence. Mr. Serafin asked if the posts in between the sections of metal fence would match as well. Mr. Sager said yes. Chairman Rockwood said the fence shown in the application was a very straightforward, square type. Mr. Sager said it has been very difficult to find something that is that ornate, but he would submit anything that they felt was appropriate. Chairman Rockwood said the fencing was a fairly significant element to the external appearance of the building and he was not satisfied with the example given in the application. He stated that the applicant should try to match wrought iron as closely as possible; if he could actually obtain wrought iron that would be great, but it is a costly item.

Mr. Serafin asked if they were not looking at the wood deck. Mr. Sager said he did not include it in the drawings because it was made out of a composite material. Mr. Bandyke asked if it was for the musicians and if it would be raised. Mr. Sager said it would be about 12 inches up. Mr. Serafin asked for a list of materials and planned use for the decking and skirting. Chairman Rockwood suggested they not address the deck at this time but have Mr. Sager come back and also address it and the fences at that time. Mr. Sager asked if there was any material they would suggest above another. There was discussion pertaining to a preference for material for the deck - composite or pressure treated wood. Mr. Bandyke stated because it was a commercial establishment, the Board has some latitude. Pressure treated is probably what they would recommend and he could paint it or stain it.

Mr. Bandyke asked for a sketch of the top of the privacy fence to show if it is going to be pointed or squared, the size of the boards, and which way the finished side would face.

Mr. Serafin asked if the existing pavers were going to be reused and if the pots were going to be colored or terra cotta pots with evergreens in them. Mr. Sager said yes to both. Mr. Serafin asked if the patio was going to be kept open year round. Mr. Sager said patios are used about three and half months out of the year. The plants will stay there and be moved around as needed. Mr. Sager said eventually he will renovate the basement and will need to move trailers and equipment in and out. It also does not drain very well in that area and that is why he is adding pavers as plants would likely die there.

Mr. Bandyke commented that the fountain had not been discussed. He asked if the fountain was cast stone and Mr. Sager said yes.

Mr. Serafin asked if the lamps were metal. The plans did not say whether they were composite or metal, just that they were bronze finish. Mr. Sager said he thought they were cast aluminum. Chairman Rockwood asked if each fixture was 8 feet tall and said the plans noted 96 inches. Mr. Sager said that was incorrect and they should be 10 feet tall, if they were 8 feet the light fixture would hang down and be in the way. Chairman Rockwood wondered how much illumination would be from that style from that high up. Mr. Sager said it is always better to be a little less bright than to be too bright. Chairman Rockwood said lighting such as candles could always be put on the tables and Ms. Jackson said something white lights could possibly be added to the bushes if more light was needed.

There was some discussion pertaining to material for the pots. Chairman Rockwood stated that they would like Mr. Sager to tell them what he proposes and to bring some samples. Mr. Sager said he would bring that along with the deck information.

Chairman Rockwood said they were down to approval of the concept of the layout of the deck but no approval of any design or materials and its components. Mr. Bandyke said they had not talked about the fountain and what it would look like - the color and whether it was cast stone or not. Mr. Sager said it was a gray to a dark gray stone.

Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-14-130** in regard to: the site plan layout; the fountain, to be gray in color; the lights, to be 10 feet high and made of cast aluminum; and, the additional pavers, to match the existing pavers. Action is deferred on the metal fence, the privacy fence, the deck, and the pots pending additional details. Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 5-0.

BAR-14-148 Request of Reader & Swartz Architects, on behalf of the Shenandoah Valley Discovery Museum, for a Certificate of Appropriateness for a change to the previously approved art panel layout at 19 W. Cork Street.

Mr. Walker stated that he is abstaining from the application.

Mr. Swartz presented the request. They would like to change the previously approved art panels. It was originally going to be done out of a cement material that is expensive and is painted with a repellant to prevent graffiti, which is contrary to the intent to have them decorated with art. They changed to a sign grade plywood material that is painted on all faces. Children's art will be

painted on and a contractor will coat them in polyurethane so they will not fall apart. There will be fewer but larger panels because the wall is so big. The layout will be intentionally random. If they wear out, they will be replaced. Chairman Rockwood said if they did, they could solicit new art to replace them.

Mr. Swartz said he was asking for a general approval. The colors have already been approved. They changed the size of the panels. Mr. Bandyke asked if four feet by four feet was the size he is asking for and Chairman Rockwood asked if they would be mounted off the wall in brackets. Mr. Swartz said yes to both.

Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-148** Reader & Swartz on behalf of the Shenandoah Valley Discovery Museum to substitute the four feet by four feet art panels on the wall instead of the previously approved size. Plywood would be sign grade plywood and sealed appropriately. They are to be removable or exchangeable. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0-1 (Mr. Walker abstained).

OTHER DISCUSSION:

Mr. Moore spoke about an application before them from the last meeting along South Cameron Street. The gentleman had mentioned a house a couple of properties removed from his that he believed had possibly been resided with vinyl and had windows replaced without approval. Staff researched the 2011 architectural survey which stated that it had vinyl on both the front and the south side. The north side was noted as having weatherboard siding. That configuration remains today. If new siding was applied, it remains the same material and color. There were vinyl shutters at the time of that survey and vinyl shutters remain today. There was an awning at the time of that survey that was subsequently approved for removal. Chairman Rockwood asked if they did have that house before them on an application. Mr. Moore said he did not think it came before the Board, as the addition and removal of awnings is now something that can be approved administratively. Mr. Moore stated that there is a question as to the windows and staff will be looking into it further. The survey stated that they were wood windows and it is clear that the windows are now vinyl. Staff will be looking to see if a substitution happened without approval. Chairman Rockwood asked if there was staff contact and interaction with the owner at the time he replaced the vinyl siding and removed the awning. Mr. Moore said at the time of the awning removal, yes. There is no record of the siding; however, siding replacement is not something that requires a building permit, nor a Certificate of Appropriateness if it is a replacement with the same material. Chairman Rockwood said they could not require the removal of the old and deteriorated vinyl siding and restoration of an underlying wood clapboard siding. If they want to put vinyl back, that is allowable. Mr. Moore said staff will be following up on the windows and keep the Board advised of any findings.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:41pm.